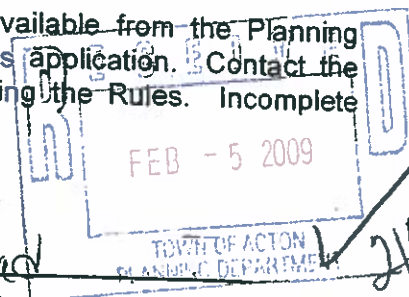


ACTON PLANNING BOARD

APPLICATION FOR A SIGN SPECIAL PERMIT

Refer to the "Rules and Regulations for SIGN Special Permits" available from the Planning Department for details on the information and fees required for this application. Contact the Planning Department at 978-264-9636 with any questions concerning the Rules. Incomplete applications may be denied.

Please type or print your application.



1. Location and Street Address of Site

141 Great Road

2. Applicant's Name & Address

Darlene McCarthy

40 Locke Dr

Marlboro, MA 01752

Telephone 508-303-8400

3. Record Owner's Name & Address

Sam Papalini

141 Great Rd
Acton, MA

Telephone 978-263-2302

4. Zoning District(s) of Parcel(s)

LB

Town Atlas Map & Parcel Number(s) F4-37-3

5. Indicate the subsection(s) of BYLAW Section 7.12.1 for which the PERMIT is sought:

(1) 7.7.4.3 + (2) 7.13.1.2a

6. Describe all SIGNS presently displayed by the business (including type of SIGN/s, size of SIGN/s and location of SIGN/s).

(1) existing monument sign 6'6" x 7' ~ Side channel letters
(2) existing wall sign 18" x 24"

The undersigned hereby apply to the Planning Board for a public hearing and a SIGN Special Permit under Section 7.12.1 of the Zoning Bylaw.

The undersigned hereby certify that the information on this application and plans submitted herewith is correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of his/her knowledge.

The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

1-23-09
Date

Darlene McCarthy
Signature of Petitioner

RECORD OWNER'S KNOWLEDGE AND CONSENT

I hereby assert that I have knowledge of and give my consent to the application presented above.

Date

See attached please
Signature of Owner



ViewPoint
SIGN AND AWNING

40 Locke Drive
Marlborough, MA 01752

508 303-8400
800 636-3430
508 303-8480 Fax
signage@viewpointsign.com
www.viewpointsign.com
ftp.viewpointsign.com

**INTERIOR/EXTERIOR
SIGNAGE**

Electric
Architectural
Dimensional
Wayfinding
Channel Letters
Neon
Electronic Message Centers

AWNINGS

Commercial
Backlit
Canvas
Retractable

TRADE SHOW BOOTHS

**ARCHITECTURAL
METAL FABRICATION**

FLEET GRAPHICS

MEMBER OF

Massachusetts Sign Association
Rhode Island Sign Association
International Sign Association
North East Canvas Products Association
Industrial Fabrics Association
International

ILLUSTRATED

Landlord Authorization

Date. 7/9/08

To whom it may concern:

I SAMUEL PAOLINI

Owner of the property located at 141 GREAT RD ACTON MA.

Do hereby consent to allow my tenant POST RD CARPET

To attach their proposed signs and or awnings as per local building code

Specifications at the above mentioned property.

Sincerely,

Address 141 GREAT RD ACTON MA

Telephone 978 263 2302

Deeded name of property 141 GREAT RD TRUST

Post Road Carpet Acton

To The Planning Board:

Please consider our request to install (1) set of 17" high LED Channel letters (17" x 540"). The signage

is good for the community as we provide a quality service to our customer for their carpeting and flooring needs.

The sign out in front of our building will be a good addition as it will give us the needed business exposure as well as being attractive to the viewing public.

Sincerely



Paul Paolini

RECEIVED
TOWN OF ACTON
PLANNING BOARD
JAN 14 2002



Town of Acton
472 Main Street
Acton, MA 01720
Telephone (978) 264-9622
Fax (978) 264-9630

Brian McMullen
Assistant Assessor

Locus: 141 GREAT RD
Parcel: G4-37-3

Location	Parcel ID	Owner	Co-Owner	Mailing Address
144 GREAT RD	F4-35-2	POWERS KIMBERLY A TRUSTEE	BRAVERY REALTY TRUST	PO BOX 2385
142 GREAT RD	F4-35-3	POWERS KIMBERLY A TRUSTEE	BRAVERY REALTY TRUST	PO BOX 2385
138 GREAT RD	F4-35-4	CPC INVESTMENTS LLC + MORAN ROBERT	C/O 138 GREAT RD LLC	184 GREAT RD
140 GREAT RD	F4-35-5	BRUCE REALTY TRUST	C/O PATRIOT AUTOMOTIVE	140 GREAT ROAD
145 GREAT RD	F4-37	TIAA REALTY, INC		730 THIRD AVENUE
139 GREAT RD	F4-37-1	139 GREAT ROAD LLC		198 GREAT RD
139 GREAT RD	F4-37-2	139 GREAT ROAD LLC		198 GREAT RD
145 GREAT RD REAR	F4-37-5	ACTON TOWN OF		198 GREAT RD
136 GREAT RD	F4-54	BRIGHT PETER A		472 MAIN STREET
135 GREAT RD	F4-55	135-137 GREAT RD LLC		136 GREAT ROAD
135 GREAT RD	F4-56-3	135-137 GREAT ROAD LLC		198 GREAT RD
134 GREAT RD	F4-67	134 GREAT RD LLC		198 GREAT RD
129-133 GREAT RD BEHIND	F4-69-2	ELLSWORTH VILLAGE LLC		198 GREAT RD
29 ESTERBROOK RD	F5-26	KNOWLAND GRAHAM W	STEPHANIE A SMITH	PO BOX 985

MBTA

Location	Parcel ID	Owner	Co-Owner	Mailing Address
1 ELLSWORTH VILLAGE RD	F4-69-201	SIMONE ROBERT T + SIMONE MARIA	ATTN: VANESSA MERRITT	77 FRANKLIN ST 9TH FLOOI
3 ELLSWORTH VILLAGE RD	F4-69-202	ELLSWORTH VILLAGE LLC	C/O SIMONE REALTY TRUST	1 ELLSWORTH VILLAGE RD
5 ELLSWORTH VILLAGE RD	F4-69-203	MACONE JEANETTE R		PO BOX 985
7 ELLSWORTH VILLAGE RD	F4-69-204	ELLSWORTH VILLAGE LLC		266 STRAWBERRY HILL RD
9 ELLSWORTH VILLAGE RD	F4-69-205	ELLSWORTH VILLAGE LLC		PO BOX 985
11 ELLSWORTH VILLAGE RD	F4-69-206	CARNEY GAETANA M		PO BOX 985
13 ELLSWORTH VILLAGE RD	F4-69-207	SHAPAZIAN CAROLE J TRUSTEE		11 ELLSWORTH VILLAGE RT
15 ELLSWORTH VILLAGE RD	F4-69-208	ELLSWORTH VILLAGE LLC	13 ELLSWORTH VILLAGE ROAD REALTY TR	197 EIGHTH ST #204
12 ELLSWORTH VILLAGE RD	F4-69-228	ELLSWORTH VILLAGE LLC	C/O COMEAU BARBARA F TRUSTEE	15 ELLSWORTH VILLAGE RC
10 ELLSWORTH VILLAGE RD	F4-69-229	ELLSWORTH VILLAGE LLC		PO BOX 985
8 ELLSWORTH VILLAGE RD	F4-69-230	ELLSWORTH VILLAGE LLC		PO BOX 985
6 ELLSWORTH VILLAGE RD	F4-69-231	ELLSWORTH VILLAGE LLC	C/O LARSEN SUZANNE	PO BOX 985
4 ELLSWORTH VILLAGE RD	F4-69-232	ELLSWORTH VILLAGE LLC		5 HARVARD CT
2 ELLSWORTH VILLAGE RD	F4-69-233	PAPPAS BARBARA S		PO BOX 985

Abutters and owners of land directly opposite on any public or private street or way and abutters to the abutters within three hundred feet of the

Brian McMullen
Assistant Assessor

Locus: 141 GREAT RD
Parcel: G4-37-3

Location	Parcel ID	Owner	Co-Owner	Mailing Address
property line all as they appear on the most recent applicable tax list.				

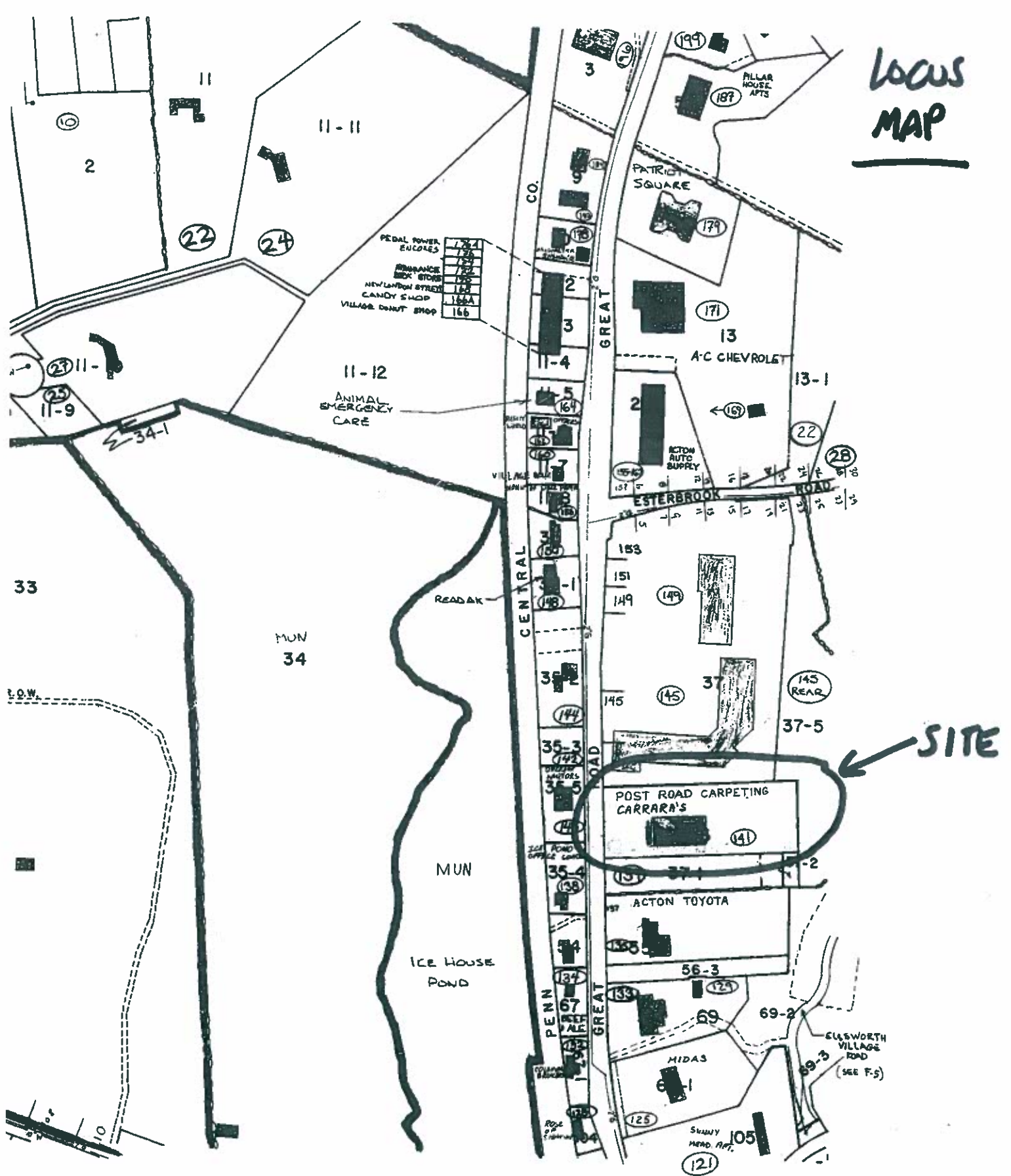
**HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE
PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:**

Boxborough, MA 01729 Maynard, MA 01754 Concord, MA 01742 Littleton, MA 01460
Carlisle, MA 01741 Stow, MA 01775 Westford, MA 01886 Sudbury, MA 01776

Kimberly Hoyt
Assessing Clerk
Acton Assessors Office

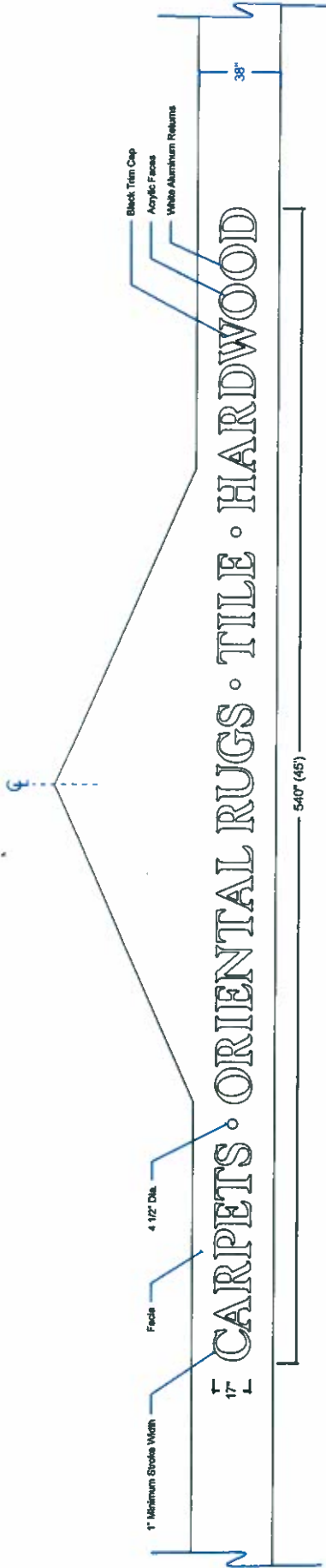
2/18/2009 Updated
17-Jul-08

LOCAL
MAP

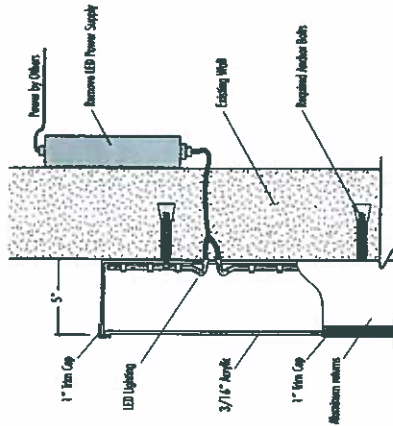


TOWN of ACTON

F-4



E1 Elevation: (Qty=1) Set of 5" LED Channel Letters
 Scale: 1/4" = 1' Lettering: 1.7" x 5.10" = 63.72 sq. ft.



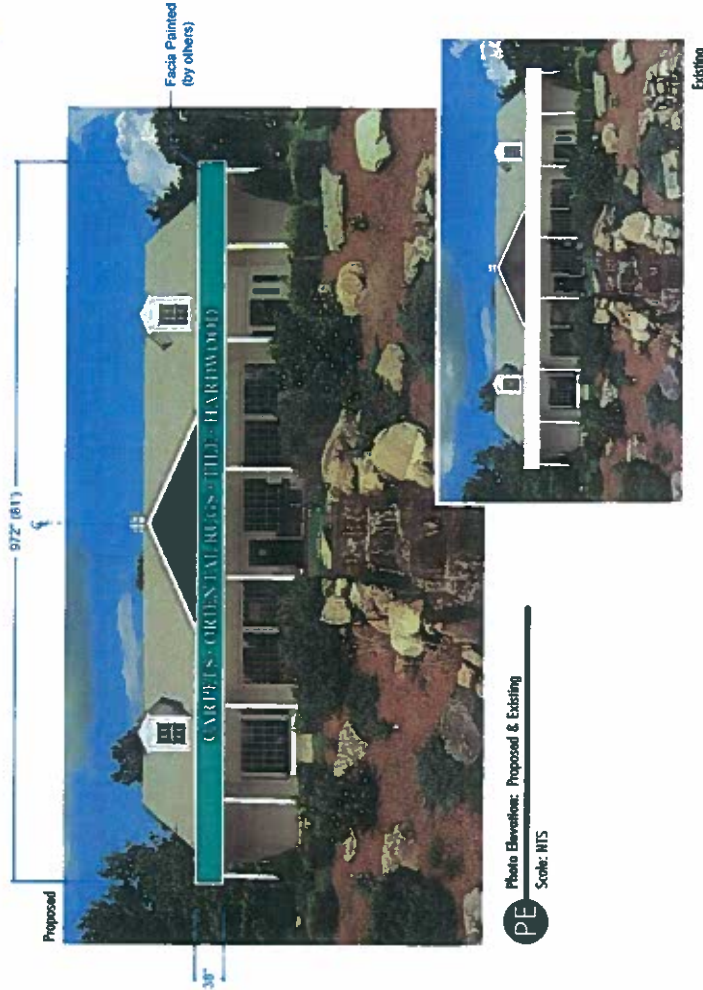
S1 Side Elevation: Typical
 Scale: NTS

Description:
 (Qty=1) Set of 5" LED channel letters with remote power supply.

Typofaces / Logos:
 Font Used: Goudy Extra Bold

Colors:
 Letters (face): - 3/16" White Acrylic
 Letters (trim cap): - Black (stock)
 Letters (returns): - .040 White Aluminum.
 Facia: - Painted by others

Installation:
 By Viewpoint / Hardware as needed
 Facia painted by others.



Job:	Account Manager:	Date:	Revisions:	Customer Approved:	Arch. Manager Approved:	Production Approved:
Per East Carpet One	Mika Vera	07.01.08	11.03.08			
Location:	File:	Design:	02.07.08			
Adm, MA	Per East Carpet One	Server Manager	02.10.08			
			02.20.08			
			02.25.08			

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ViewPoint SIGN AND AWNING
 1.508.303.8400
 1.508.303.8480



TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720
Telephone (978) 264-9632
Fax (978) 264-9630

Building Department

March 12, 2009

Paul Paolini
141 Great Road
Acton MA 01720

SIGN LICENSE # 2926

Paul Paolini is hereby authorized under provisions of the Sign Bylaw of the Town of Acton to erect a Wall Sign sign, Post Road Carpet, on property at 141 Great Road, Acton, Massachusetts. Said sign to be 21 feet by 17 inches; to be of Vinyl and to conform in every way to the description thereof contained in the application.

If illuminated the sign shall be equipped with an automatic timer, or other device, which shall effectively operate to extinguish the sign illumination not later than thirty (30) minutes after the closing time of the business on the premises which has the latest closing time.

If at any time during the life of the license the business or use is terminated, this license shall expire and the sign shall be removed within thirty (30) days.

This license will expire 2/31/12. It will be necessary for you to apply for a renewal prior to that date.


Frank Ramsbottom
Building Commissioner

Fee - \$45.00, paid



Date Received: 2/13/09
 Fee Paid: \$45.-
 Permit #: 2926

TOWN OF ACTON APPLICATION FOR SIGN LICENSE

Each applicant must be accompanied by the following: a scale drawing or photograph showing the proposed sign; dimensions; colors; location on site; building elevation; and any other pertinent information necessary to accurately depict the proposed sign and its location.

SIGNS IN THE HISTORIC DISTRICT MUST HAVE PRIOR APPROVAL FROM THE HISTORIC DISTRICT COMMISSION.

1. GENERAL INFORMATION:

Street Address of Sign: 141 Great Rd
 Name on Sign: Post Road Carport
 Applicant: Paul Pepling Phone: 978-263-2302
 Mailing Address: 141 Great Rd
 Does this sign replace an existing licensed sign? (?) yes/n
 Material of Sign: Temporary
 Is Sign Illuminated? NO Type: Temp. Corrugated Metal with Vinyl
 Width 21 Height 19" Thickness 3/8" Area of Sign 32 sq. ft.
44' IS TOTAL DISPLAY AREA

2. WALL SIGN

Building Frontage 80 ft. Business occupies 1st fl. 2nd fl.
 If more than one business in your building, frontage of your business _____

3. PROJECTING SIGN

Projection from wall _____ Does Sign project over sidewalk? NO

4. SECONDARY SIGN

5. FREESTANDING SIGN

Height above Grade _____ Are there other signs on the lot?

6. SPECIAL EVENT SIGN

Dates _____

[Signature]
 Signature of Applicant

2/10/09
 Date

[Signature]
 Name of Property Owner

 Signature of Property Owner

[Signature]
 Approved by

3/12/09
 Date



Elevation: (Qty: 1) Coroplast sign (will have seams)
 Scale: 1/4" = 1'
 Sign: 44 sq. ft.
 Copy: 29 3/4 sq. ft.

Planning / Zoning
3/12/09

Description:
 (1) 24" x 22' (264") single faced coroplast sign
 (seamed) with surface applied vinyl graphics.
 Install on fascia of building.

Typeface / Logo:
 Font Used: Goudy Extra Bold

Colors:
 Substrate - White Coroplast
 Copy - 3M 220-96 Teal

Installation:
 By Viewpoint / Hardware as needed



Photo Elevation: Proposed
 Scale: NTS

Job:	Post Road Carpet	Account Manager:	Mika Vorse	Date:	01.30.09	Revisions:	5
Location:	Adon, MA	File:	PostRoadCarpet_Adon_Coroplast.d	Designer:	Clayton Dobbins		
						Customer Approval	Production Approval
			ViewPoint		1.508.303.8400		
			SIGN AND AWNING		FAX 1.508.303.8480		

THIS DOCUMENT PREPARED BY OR FOR THE CLIENT IS THE PROPERTY OF VIEWPOINT SIGN AND AWNING. IT IS TO BE USED FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720
Telephone (978) 264-9632
Fax (978) 264-9630

Building Department

May 5, 2008

Wass-Arthur Signs
20 Crawford St
Fitchburg MA 01420

SIGN LICENSE # 2901

Wass-Arthur Signs is hereby authorized under provisions of the Sign Bylaw of the Town of Acton to erect a Free Standing sign, Post Road Signs, on property at 141 Great Road, Acton, Massachusetts. Said sign to be 84 inches by 18 inches; to be of Fiberglass and to conform in every way to the description thereof contained in the application.

If illuminated the sign shall be equipped with an automatic timer, or other device, which shall effectively operate to extinguish the sign illumination not later than thirty (30) minutes after the closing time of the business on the premises which has the latest closing time.

If at any time during the life of the license the business or use is terminated, this license shall expire and the sign shall be removed within thirty (30) days.

This license will expire 5/31/2011. It will be necessary for you to apply for a renewal prior to that date.


Frank Ramsbottom
Building Commissioner

Fee - \$45.00, paid.



101

Date Received: 5/1/08
Fee Paid: \$ 45.00
Permit #: 2901

TOWN OF ACTON
APPLICATION FOR SIGN LICENSE

Each applicant must be accompanied by the following: a scale drawing or photograph showing the proposed sign; dimensions; colors; location on site; building elevation; and any other pertinent information necessary to accurately depict the proposed sign and its location.

SIGNS IN THE HISTORIC DISTRICT MUST HAVE PRIOR APPROVAL FROM THE HISTORIC DISTRICT COMMISSION.

1. GENERAL INFORMATION:

Street Address of Sign: 141 GREAT ROAD
Name on Sign: POST ROAD CARPET
Applicant: WASS-ARTHUR SIGNS Phone: 978 343-4710
Mailing Address: 20 CRAWFORD ST FITCHBURG, MA
Does this sign replace an existing licensed sign? YES
Material of Sign: PLEXIGLAS
Is Sign Illuminated? INTERIOR Type: _____
Width 7' Height 18" Thickness 3/16" Area of Sign 10 1/2 sq. ft.

2. WALL SIGN

Building Frontage _____ ft. Business occupies 1st fl. _____ 2nd fl. _____
If more than one business in your building, frontage of your business _____

3. PROJECTING SIGN

Projection from wall _____ Does Sign project over sidewalk? NO

4. SECONDARY SIGN

5. FREESTANDING SIGN

Height above Grade 6' Are there other signs on the lot? NO

6. SPECIAL EVENT SIGN

Dates _____

CHANGE FACES ON EXISTING SIGN
SAME SIZE

[Signature]
Signature of Applicant

4/30/08
Date

[Signature]
Name of Property Owner

Signature of Property Owner

[Signature]
Approved by

May 5, 2008
Date

(4) New 11¹/₄" x 84" Lexan Faces



Date: 04 / 10 / 08
This Layout Prepared By

Wass-Arthur
SIGNS
20 Crawford Street Fitchburg, MA 01420
Phone: (978) 343-4710 Fax: (978) 345-6322

*Not To Be Duplicated or
Used Without Permission.*



file

TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720
Telephone (978) 264-9632
Fax (978) 264-9630

Building Department

January 16, 2004

SIGN LICENSE # 2728

POST ROAD CARPET is hereby authorized under provisions of the Sign Bylaw of the Town of Acton to erect a FREESTANDING sign, POST ROAD CARPET ONE, on property at 141 Great Road, Acton, Massachusetts. Said sign to be eighty-four and four tenths inches wide by sixty-six and four tenths inches high; ten feet above grade; to be of plastic and metal construction; internally illuminated conforming to Planning Board Special Permit # 03-06 and to conform in every way to the description thereof contained in the application.

If illuminated the sign shall be equipped with an automatic timer, or other device, which shall effectively operate to extinguish the sign illumination not later than thirty (30) minutes after the closing time of the business on the premises which has the latest closing time.

If at any time during the life of the license the business or use is terminated, this license shall expire and the sign shall be removed within thirty (30) days.

This license will expire January 1, 2007. It will be necessary for you to apply for a renewal prior to that date.

Garry A. Rhodes
Building Commissioner

Fee - \$35.00, paid.

✓



\$ 35.00 fee

Date Received: 12/5/03
Fee Paid: \$ 35.00
Permit #: 2728

TOWN OF ACTON
APPLICATION FOR SIGN LICENSE

Each application must be accompanied by the following: a scale drawing or photograph showing the proposed sign; dimensions; colors; location on site; building elevation; and any other pertinent information necessary to accurately depict the proposed sign and its location.

SIGNS IN THE HISTORIC DISTRICT MUST HAVE PRIOR APPROVAL
FROM THE HISTORIC DISTRICT COMMISSION.

1. GENERAL INFORMATION

Street Address of Proposed Sign 141 GREAT ROAD
Name on Sign POST ROAD CARPET ONE
Applicant SAM PAOLINI Phone: 978 263 2362
Mailing Address 141 GREAT RD
Does this Sign replace an existing licensed sign? YES
Material of Sign PLASTIC
Is Sign Illuminated? YES Type FLUORESCENT
Width 34.4" Height 96.6" Thickness 12" Area of Sign 38.9 sq. ft.

2. WALL SIGN

Building Frontage 120 ft. Business occupies 1st. fl. 16,966 sq. ft. 2nd. fl. 800
If more than one business in building, frontage of your business 60

3. PROJECTING SIGN

Projection from wall _____ Does Sign project over sidewalk? _____

4. SECONDARY SIGN

5. ☒ FREESTANDING SIGN

Height above Grade 10.05 Are there other signs on the lot? No

6. SPECIAL EVENT SIGN

Dates _____

Signature of Applicant

Date 12/15/03

Name of Property Owner SAMUEL PAOLINI

Signature of Property Owner

Approved by
(33)

Date 12/15/03

SHOP DRAWING

8-28-03





Planning Board

RECEIVED & FILED

DATE OCT 23 2003

Edward J. Ellis
TOWN CLERK, ACTON

TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 264-9636
Fax (978) 264-9630
pb@acton-ma.gov
www.acton-ma.gov

DECISION

03-06

Post Road Carpet One
141 Great Road /
Sign Special Permit

October 21, 2003

GRANTED with Conditions

MARGINAL REFERENCE REQUESTED

BOOK 19990 PAGE 377

Decision of the Acton Planning Board (hereinafter the Board) on the application of Samuel Paolini ✓ of Post Road Carpet One (hereinafter the Applicant) for his property in Acton, Massachusetts, located at 141 Great Road and shown on the 2003 Acton Town Atlas map F-4 as parcel 37-3 (hereinafter the Site).

This Decision is in response to an application for a sign special permit, received by the Acton Planning Department on September 23, 2003, pursuant to Section 7.13 of the Acton Zoning Bylaw (hereinafter the Bylaw) and the Sign Special Permit Rules and Regulations (hereinafter the Rules).

The Applicant and his agent Warren Klopsch of Elite Performance Signworks presented the special permit application to the Board at a duly noticed public hearing on October 21, 2003. Board members Lauren S. Rosenzweig (Chairman), Edwin F. Pearson (Vice Chairman), Mobina F. Mohsin, Gregory E. Niemyski, Christopher R. Schaffner, and associate member Stacy Rogers were present throughout the hearing. Due to the absence of two regular members, the Chairman designated Ms. Rogers to sit on the Board for this application. The minutes of the hearing and submissions on which this decision is based upon are available in the Planning Department or the Town Clerk's office at the Acton Town Hall.

1 EXHIBITS

Submitted for the Board's deliberation were the following exhibits:

- 1.1 Items and documentation required by the Rules consisting of:
 - A properly executed Application for a Sign Special Permit, received in the Planning Department on 9/23/03.
 - Certified abutters list.
 - A locus map.
 - Sign renderings.
 - Sign location plans, including a Sign Permit Plan by Stamski & McNary, Inc., dated 10/21/03.
 - Cover memos from the Applicant and from his agent to the Board dated 9/16/03 and 9/15/03 respectively.
- 1.2 Interdepartmental communication received from:
 - Acton Building Department (Sign Coordinator), dated 10/15/03;

- Acton Engineering Department, dated 10/9/03;
- Acton Historical Commission dated 10/8/03;
- Acton Planning Department, dated 10/17/03;
- Acton Treasurer's Office, dated 9/29/03;
- Acton Tree Warden & Municipal Properties Dir., dated 9/29/03.

Exhibit 1.1 is referred to herein as the Plan.

2 FINDINGS AND CONCLUSIONS

Based upon its review of the exhibits and the record of the proceedings the Board finds and concludes that:

- 2.1 The Site is located within the Limited Business (LB) zoning district.
- 2.2 The Applicant requested a special permit for one freestanding business center sign at the Site with a height and display area that would not otherwise be allowed under the Bylaw (hereinafter the Sign), and to allow its placement on an existing landscape feature in the front yard of the Site.
- 2.3 The existing landscape feature is a concrete or brick retaining wall with fieldstone cover situated perpendicular to Great Road. It is a suitable and appropriate foundation for the Sign. The wall meets a front yard lawn on one side and drops off into a water detention pond on the other. For purposes of measuring the overall Sign height, the Board takes the average height of the wall above the lawn. The Town's Sign Coordinator advises that this height is 2 feet.
- 2.4 The Applicants sign agent states in his cover letter that the overall height of the sign is 9.5 feet. However, the Plan specifies the height of the sign above the foundation as 30.2 plus 66.4 inches for a total of 8.05 feet. Therefore, the total proposed height of the Sign, including the foundation is 10.05 feet, which is 0.05 feet higher than what the Board could approve under this special permit.
- 2.5 The Bylaw in section 7.8.2 requires that the Sign must be set back from the front lot line a distance equal to the height of the sign. The application states that the distance from the Sign to the front lot line is 10 feet and one inch as certified by a Professional Land Surveyor on the Sign Permit Plan by Stamski and McNary, Inc.
- 2.6 The Sign's display area measures 84.4 by 66.4 inches for a total of 38.9 square feet, which is below the maximum 40 square feet that the Board could grant under this special permit.
- 2.7 There is presently an existing freestanding sign with smaller dimensions within a few feet from the proposed Sign location. The Applicant's sign agent states that it will be removed.
- 2.8 The Plan shows that the Sign's color scheme will be identical to that of the existing smaller sign – white letters on a bright teal more or less opaque background.
- 2.9 The Plan specifies a 30.2-inch high bright teal sign pedestal between the foundation wall and the sign face. At the hearing, the Applicant indicated that the pedestal color would be gray.
- 2.10 There is a trailer in the Site's driveway that displays a large additional sign in the front yard.
- 2.11 The Sign as modified herein may be allowed on the Site by special permit in accordance with sections 7.13.1.2 and 7.13.1. 5 of the Bylaw.
- 2.12 The Sign is appropriately located, and will be consistent and compatible with the building, to which it principally relates, and in harmony with the general area of the Limited Business zoning district.
- 2.13 The Sign is appropriate in scale, design, and proportion relative to the buildings in the area and to the general surroundings. Its simple design is reasonably attractive. Its white letters on

a darker surface contribute to this. When illuminated from within, the white letters will be clearly legible from a wide distance at night. This scheme is better than the often-used reverse, where the glare of a brightly illuminated background makes the black or dark letters illegible even from a moderate distance.

- 2.14 The Sign is a continuous part of an integrated architectural design of the entire Site.
- 2.15 The colors and materials of the Sign are restrained, and in harmony with the buildings.
- 2.16 The materials used for the Sign are appropriate and do not detract from the aesthetic qualities of the surroundings.
- 2.17 The number of graphic elements on the Sign is held to the minimum needed to convey their primary messages and are in good proportion to the area of the Sign's faces.
- 2.18 The Sign will not unduly compete for attention with any other signs in the area.
- 2.19 The Sign is necessary for adequate identification of the businesses at the Site. View of the existing freestanding sign is partially obstructed by a stonewall along the front lot line, a public shade tree, and a new commercial building on the abutting lot.
- 2.20 The Sign as approved herein is appropriate for the Site, consistent with the Master Plan and in harmony with the purpose and intent of the Bylaw, specifically Section 7. It will not be detrimental or injurious to the neighborhood where it is proposed. As modified herein it complies in all respects to the applicable requirements of the Bylaw.
- 2.21 The Board has received comments from various Town departments, which are listed in Exhibit 1.2 above. The Board considered these comments in its deliberations, made them available to the Applicant, and incorporated them into this decision as deemed appropriate.

3 BOARD ACTION

Therefore, the Board voted to GRANT the requested special permit subject to and with the benefit of the following Plan modifications, conditions, and limitations.

3.1 CONDITIONS

The following conditions shall be binding on the Applicant and its successors and assigns, and shall be enforceable by the Building Commissioner in his administration of the sign permit under section 7.6 of the Bylaw. Failure to adhere to these conditions shall render this special permit null and void, without force and effect, and shall constitute grounds for the revocation of this special permit, and of any sign permit issued by the Building Commissioner hereunder. The Town of Acton may elect to enforce compliance with this special permit using any and all powers available to it under the law.

- 3.1.1 Prior to erecting the Sign, the Applicant shall obtain a sign permit from the Building Commissioner pursuant to section 7.6 of the Bylaw.
- 3.1.2 Before the issuance of a sign permit, the Plan shall be revised so that the Sign's height does not exceed 10 feet and the Sign's setback from the front lot line is not less than the Sign's height. To ensure compliance with the setback requirements the Applicant shall have the street sideline staked and the setback distance marked by a professional land surveyor before the Sign is installed.
- 3.1.3 The existing freestanding sign and the sign trailer shall be removed immediately upon the installation of the Sign approved hereunder. Thereafter, neither of these signs shall be allowed anywhere on the Site.

- 3.1.4 The Sign's color scheme shall match the color scheme of the existing freestanding sign: white internally illuminated letters on bright teal opaque surface; gray pedestal; flat finish.
- 3.1.5 The Applicant should consider replacing most or all of the gray pedestal with an extension in height of the fieldstone covered wall. This may further improve the Sign's overall appearance. This is a suggestion, not a condition of this special permit
- 3.1.6 The Sign shall be erected in accordance with the Plan approved and amended herewith, and shall otherwise comply with all applicable requirements of the Bylaw.
- 3.1.7 All taxes, penalties and back charges resulting from the non-payment of taxes, if any, shall be paid in full prior to issuance of a sign permit.

3.3 LIMITATIONS

This special permit shall be limited as follows:

- 3.3.1 The foregoing conditions have been stated for the purpose of emphasizing their importance, but are not intended to be all-inclusive or to negate the remainder of the Bylaw and the Rules.
- 3.3.2 This special permit applies only to the Site identified in this decision and to the proposed Signs as shown on the Plan.
- 3.3.3 Other approvals or permits required by the Bylaw, other governmental boards, agencies or bodies having jurisdiction shall not be assumed or implied by this decision.
- 3.3.4 This special permit shall lapse if substantial use thereof has not commenced within two years of the filing date of this decision with the Town Clerk, except for good cause, or if construction under this special permit is not continued through to completion as continuously and expeditiously as is reasonable. A request to extend said time limits must be made in writing to the Board at least 30 days prior to said expiration dates. The Board herewith reserves its rights and powers to grant or deny such extension, to issue any appropriate changes to the special permit and to require any appropriate modifications of the Plan.
- 3.3.5 The Board hereby reserves its right and power to modify or amend the Plan and the terms and conditions of this special permit with or without a public hearing upon the request of the Applicant, his designees or assigns, or upon its own motion.

4 APPEALS

Appeals, if any, shall be made pursuant to MGL, Ch. 40A, S. 17 and shall be filed within 20 days after the date of filing this decision with the Town Clerk.

Signed on behalf of the Acton Planning Board


Roland Bartl, AICP, Town Planner
for the Town of Acton Planning Board

This is to certify that the 20-day appeal period on this decision has passed and there have been no appeals made to this office.


Ed Ellis, Town Clerk


Date


Copies furnished:

Applicant -
certified mail #
Municipal Properties Director

Owner
Town Clerk
Town Manager

Building Commissioner
Engineering Administrator
Historical Commission

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A True Copy. Attest:

Assistant Town Clerk Acton, Mass.